

045.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

777,200 /

777,200

USE VALUE:

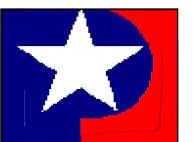
777,200 /

777,200

ASSESSED:

777,200 /

777,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FRANKLIN ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BATTELL PETER G	
Owner 2:	
Owner 3:	

Street 1: 36 FRANKLIN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 2,595 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2183 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2595		Sq. Ft.	Site		0	80.	1.92	1									398,281						398,300	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										32119
Entered Lot Size										GIS Ref
Total Land:										GIS Ref
Land Unit Type:										Insp Date

11/10/18

!3855!

## USER DEFINED

Prior Id # 1: 32119

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0007.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	378,900	0	2,595.	398,300	777,200	777,200	Year End Roll	12/18/2019
2019	104	FV	297,900	0	2,595.	423,200	721,100	721,100	Year End Roll	1/3/2019
2018	104	FV	297,900	0	2,595.	308,700	606,600	606,600	Year End Roll	12/20/2017
2017	104	FV	279,200	0	2,595.	268,800	548,000	548,000	Year End Roll	1/3/2017
2016	104	FV	279,200	0	2,595.	229,000	508,200	508,200	Year End	1/4/2016
2015	104	FV	248,500	0	2,595.	224,000	472,500	472,500	Year End Roll	12/11/2014
2014	104	FV	248,500	0	2,595.	184,200	432,700	432,700	Year End Roll	12/16/2013
2013	104	FV	258,700	0	2,595.	175,200	433,900	433,900		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	15712-366		8/1/1984		85,000	No	No	A					

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/15/2012	252	Redo Bat	27,060						11/10/2018	MEAS&NOTICE	HS	Hanne S
									5/31/2012	Info Fm Prmt	MM	Mary M
									1/12/2009	Meas/Inspect	189	PATRIOT
									4/21/2000	Inspected	276	PATRIOT
									3/7/2000	Measured	263	PATRIOT
									8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

